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TOWN HALL  
FELIXSTOWE  
SUFFOLK  
IP11 2AG

9 am to 4 pm Mondays to Fridays

## TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr S Bird (Chairman)

Cllr A Smith (Vice Chairman)

Cllr S Bennett

Cllr S Gallant

Cllr M Jepson

Cllr M Morris

Cllr D Savage

Cllr S Wiles

Cllr K Williams

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at **ONLINE** on **Wednesday 19 August 2020** at **9.15am**.

### **Public Attendance**

*Online meetings of the Town Council and its Committees are open to the press and public who are welcome to attend via Zoom. Members of the public are invited to make representations or put questions to the Committee during the public session. Members of the public wishing to comment on a specific planning application may be invited to do so, at the direction of the Chairman, immediately prior to consideration of the application.*

**To join the meeting please follow this link:**

<https://us02web.zoom.us/j/82892513980>

Alternatively, you may join via the meeting ID 828 9251 3980 or over the telephone by calling 0131 460 1196.

Our online meeting guidance can be found here: <https://www.felixstowe.gov.uk/wp-content/uploads/2020/05/Remote-Meeting-Guidelines.pdf>

*Council has a duty to pay due regard to preventing crime and disorder and to conserve biodiversity in its decision-making and Members are reminded to consider the Council's commitment to climate action.*

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**Ash Tadjrishi**  
**Town Clerk**  
**12 August 2020**

For information (via email):

All Town Councillors  
Local Press  
Felixstowe Chamber of Trade & Commerce

## A G E N D A

### 1. **Public Question Time**

Up to 15 minutes is set aside to allow members of the public (up to one minute each) to make representations or put questions to the Committee on any relevant matters.

Members of the public wishing to comment on a specific planning application may be invited to do so, at the direction of the Chairman, immediately prior to consideration of the application.

### 2. **Apologies for Absence**

To receive any apologies for absence.

### 3. **Declarations of Interest**

To receive any declarations of interest and to consider requests for dispensations from Members on matters in which they have a disclosable pecuniary interest.

### 4. **Confirmation of Minutes**

To confirm the Minutes of the Planning & Environment Committee meeting held on 5 August 2020 as a true record. **(Pages 4-8)**

### 5. **Planning Applications**

To consider the following planning, and other, applications received since the previous agenda:

- a) **DC/20/2958/PN3** | Prior Notification - Redevelopment of the site  
**Former Deben High School Garrison Lane**  
Applicant: Ms L Hack, ESC [Link to Documents](#)
  
- b) **DC/20/3043/FUL** | External and internal alterations of existing Industrial unit and the creation of additional first floor areas  
**4-8 Sunderland Road**  
Applicant: Mr J Taylor [Link to Documents](#)
  
- c) **DC/20/2520/FUL** | Demolition of rear shed and alterations to existing Basement Space converted back to a single residential Unit  
**7 North Sea Road**  
Applicant: Mr J Gulston [Link to Documents](#)
  
- d) **DC/20/2762/LBC** | Listed Building Consent - Rear Extension (amended scheme to previous approval to include timber cover strip)  
**3 Cranmer House Maybush Lane**  
Applicant: Mrs K Ridell [Link to Documents](#)

- e) **DC/20/2827/FUL** | Extension living/dining area for sun room area. Convert external toilet to internal

**6 High Road West**

Applicant: Mrs T Ganesh

[Link to Documents](#)

**6. Planning Decisions**

To note the decisions received from East Suffolk Council since the date of the previous agenda and up until the date of this agenda. **(Page 9)**

**7. Consultations: Reform of the Planning System**

To consider NALC briefings on three consultations published by MHCLG proposing reforms to the planning system. **(Page 10 & Appendices A-C)**

**8. Correspondence**

To note any items of correspondence.

**9. Closure**

To close proceedings and confirm the date of the meeting as scheduled for Wednesday 9<sup>th</sup> September 2020 at 9.15am.



<b>A</b>	<b>DC/20/2422/OUT</b>   Outline Application (Some Matters Reserved) - Residential development consisting of a pair of three bedroom semi-detached houses, 2 No detached two bedroom bungalows and a detached three bedroom house. Demolition of existing storage building and formation of upgraded vehicular access onto the High Street <b>Land To The Rear Of 361-377 High Street Walton</b>
<b>Committee recommended APPROVAL. However, we have had discussion around the access via Hawkes Lane and would ask that some mitigation be considered prior to the full application stage.</b>	
<b>B</b>	<b>DC/20/2441/FUL</b>   Trial for demountable concrete blocks to create a sand platform between groyne 105 and 106 in front of the Spa Pavilion, Felixstowe <b>The Spa Beach The Promenade</b>
<b>Committee recommended APPROVAL but ask whether consideration could be given to improving access for disabled people and families.</b>	
<b>C</b>	<b>DC/20/2677/FUL</b>   Alterations and extension to form mixed use development comprising Retail (Use Class A1), Restaurant/Cafe (Use Class A3) and 9 self contained flats (Use Class C3) <b>Police Station 32 High Road West</b>
<b>Committee recommended APPROVAL.</b>	

During the following application, the Chairman invited representation from a member of the public. Committee noted concerns about the proposal's impact on sense of space and place afforded by the original development and its uncomfortable position within the street scene, citing DM7 and DM21. Furthermore, concerns were raised about the proximity between the habitable rooms between the existing property and those in the South facing aspect of this proposed dwelling.

<b>D</b>	<b>DC/20/2559/FUL</b>   Erection of chalet bungalow (detached) <b>41 Westmorland Road</b>
<b>Committee recommended REFUSAL and believe this be overdevelopment of the site. Separation between the host and proposed dwelling appears to be around 12-13m, in contravention of DM7(a) as it would result in a cramped form of development out of character with the area or streetscene. Furthermore, Committee felt that the proposal contravenes DM7(c) as it is not well related to adjacent properties and appears to be designed in isolation; DM21(a) as it does not relate well to the scale and character of the surroundings particularly in terms of their siting, height, massing and form; and, DM23(e) as it would have a poor resulting physical relationship with other properties.</b>	

<b>E</b>	<b>DC/20/2452/FUL</b>   Construction of single-storey dwelling and construction of new access. <b>130 Mill Lane</b>
<p><b>Committee recommended REFUSAL on the grounds of DM23 e) the resulting physical relationship with other properties, namely the host; DM7 c) the proposal is well related to adjacent properties and not designed in isolation; d) appropriate provision is made for a reasonable size curtilage for the existing buildings and proposed dwelling.</b></p> <p><b>Committee drew attention to the minimal amenity space for proposed dwelling and question the adequacy of the provision for parking at the host dwelling.</b></p>	

<b>F</b>	<b>DC/20/2532/FUL</b>   Single storey detached dwelling and new driveway connection to un-adopted access road <b>Land At York Road</b>
<p><b>Committee recommended REFUSAL and believe the proposal would contravene DM23 a) privacy/overlooking; b) outlook; e) the resulting physical relationship with other properties which would result in an inappropriate form of backland development, with no direct access to a public highway, and be poorly related to the existing pattern of development in the area.</b></p>	

<b>G</b>	<b>DC/20/2571/FUL</b>   Two storey extension <b>8 Gulpher Cottages Gulpher Road</b>
<p><b>Committee recommended APPROVAL.</b></p>	

<b>H</b>	<b>DC/20/2676/VOC</b>   Variation of condition(s) 2 of application DC/15/0332/FUL - Conversion of redundant buildings to new dwellings, erection of new flat to site frontage and erection of car ports and associated car parking <b>38-40 Victoria Street</b>
<p><b>Committee recommended APPROVAL.</b></p>	

<b>I</b>	<b>DC/20/2644/FUL</b>   Construction of a single storey rear extension <b>5 Norman Close</b>
<p><b>Committee recommended APPROVAL.</b></p>	

<b>J</b>	<b>DC/20/2505/FUL</b>   Change of Use of house (Use Class C3) to a large HMO (Use Class Sui Generis). <b>102 Garrison Lane</b>
<b>Committee recommended REFUSAL. Based on the information provided, Committee had concerns that at least one room (room 3) would only have access to light from an internal corridor. Moreover, Committee believe that 8 rooms would give inadequate amenity to the occupants, lead to over intensification of the site and contravene DM5 a) as it will have an adverse impact on external character of the dwelling and location and DM5 c) residential parking and amenity.</b>	
<b>K</b>	<b>DC/20/2752/FUL</b>   Proposed loggia <b>Old Thurlow Golf Road</b>
<b>Committee recommended APPROVAL.</b>	
<b>L</b>	<b>DC/20/2640/FUL</b>   Proposed Dropped kerb <b>62 High Road West</b>
<b>Committee recommended APPROVAL.</b>	

#### **174. PLANNING DECISIONS**

Members present noted the decisions received from East Suffolk Council since the date of the previous agenda and up until the date of the agenda for this meeting.

#### **175. PREMISES LICENCE APPLICATION: CUPPA, 81 HIGH ROAD WEST, IP11 9AB**

The Clerk outlined the application for the supply of alcohol (on & off sales) Monday to Thursday 12:00 to 17:00, Friday & Saturday 12:00 to 23:00.  
**Committee supported this application.**

#### **176. ESC CONSULTATIONS ON TEMPORARY PAVEMENT LICENCES**

**RESOLVED** that authority be delegated to the Clerk, in consultation with the Chairman of the Planning & Environment Committee, to respond to consultations on Temporary Pavement Licence applications on behalf of Felixstowe Town Council.

#### **177. CORRESPONDENCE**

Members considered the following correspondence:

**i) Licence Variation: Breez, 18 Undercliff Road**

Members considered a proposed licence variation to extend the supply of alcohol (off sales) from 06:00-02:00 to 00:00-24:00 and late night refreshment (inside and outdoors) from 23:00-02:00 to 23:00-05:00, every day.

**Committee objected to the variation and raised concerns about the impact on residential amenity of a proposed extension to 5am for late night refreshments due to the proximity of neighbouring dwellings and anti-social behaviour at this location.**

**ii) Woodland Trust Tree Charter Day 2020**

It was agreed that this matter be referred to the Town Council's Climate Emergency Group for further consideration.

**iii) Memorial Bench Policy**

The Clerk reported that ESC was seeking views on a new policy for Memorial Benches and memorial plaques.

**Agreed that the draft policy be circulated to Town Councillors for feedback.**

**At this point in the meeting, being 11.45am, Cllrs Bennett, Jepson and Williams left to attend to other business.**

**iv) Changes to Planning Legislation**

The Chairman gave a summary of the incoming legislation that would bring changes to the Use Classes Order and new permitted development rights to demolish and rebuild housing; extend buildings upwards to provide flats; and for homeowners to extend upwards.

**Committee were concerned by these proposals and requested that Chairman write to the MP for Suffolk Coastal to ask that its concerns about the proposal to extend permitted development rights for homeowners to extend properties upwards be raised in Parliament.**

**178. CLOSURE**

The meeting was closed at 12.00am. The date of the next video-conference meeting was noted as being Wednesday 19 August 2020, 9.15am.

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## **AGENDA ITEM 6: PLANNING DECISIONS**

**Approved by ESC (and recommended for Approval by this Committee):**

<p><b>DC/20/2117/FUL</b>   Proposed single storey rear extension &amp; first floor front extension to a house at  <b>19 Kendal Green</b></p>
<p><b>DC/20/1575/ADI</b>   Illuminated Advertisement Consent - We are proposing new advert SEAVIEW, DELI &amp; CAFE on 3 places around the front and side elevations. Front of each separate letter will be white with metal sides. Each letter will be illuminated with white light on timber background.  <b>2 Hamilton Road</b></p>
<p><b>DC/20/2159/FUL</b>   Extend ground floor area to side of house and erect first floor bedroom over existing and extended ground floor area  <b>10 Gulpher Cottages Gulpher Road</b></p>
<p><b>DC/20/2332/VOC</b>   Variation of Condition 2 of DC/20/1807/VOC - Variation of Condition(s) 2 of application DC/18/1958/FUL - (Proposed development of the land between Treetops and Candlet Road to construct a total of 3 new dwelling houses with associated hard and soft landscaping including new access road from Treetops.) - It is proposed that more parking spaces will be added for visitors, so that they are not encouraged to park on the narrow access road where they might block cars entering or exiting the site. We wish the condition to be varied to include the amended drawings 3502_PL203A - Proposed Site Plan to replace the previously approved 3502 PL203  <b>Land Between Treetops And Candlet Road</b></p>
<p><b>DC/20/2045/FUL</b>   Proposed single storey rear extension  <b>69 Princes Road</b></p>
<p><b>DC/20/1947/DRC</b>   Discharge of Condition Nos. 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 22 - DC/18/2537/FUL - Proposed erection of 5 bungalows (for people 55 years and over) with associated private drive, parking and external works.  <b>Part Rear Gardens And Part Of Allotment Site Rear Of 62 To 80 High Road West</b></p>
<p><b>DC/20/2644/FUL</b>   Construction of a single storey rear extension  <b>5 Norman Close</b></p>
<p><b>DC/20/2330/FUL</b>   Erection of first floor side extension (to South East aspect) and single storey rear extension (to North East aspect).    <b>1 Drift Cottages Ferry Road</b></p>
<p><b>DC/20/2476/TCA</b>   Section and dismantle one conifer tree pushing onto garage    <b>Rane Vale 98 Ranelagh Road</b></p>
<p><b>DC/20/2230/TPO</b>   TPO SCDC 1996:0096 Silver Birch to side of property - overall crown reduction of 30%  <b>37 Western Avenue</b></p>

**Refused (and recommended for Refusal by this Committee):** None

**Approved (and recommended for Refusal by this Committee):** None

**Refused (and recommended for Approval by this Committee):** None

## **AGENDA ITEM 7: CONSULTATIONS: REFORM OF THE PLANNING SYSTEM**

The Ministry of Housing, Communities and Local Government has issued three consultations on reform of the planning system. Town and parish councils are being encouraged to respond to NALC to help inform the national response.

The consultations are:

- **Changes to the current planning system**

*NALC deadline for responses 17 September*

Summary

The Ministry of Housing, Communities and Local Government has issued a new consultation on changes to the planning system. This consultation seeks views on a range of proposed changes to the current planning system including: changes to the standard method for assessing local housing need, securing of First Homes through developer contributions, temporarily lifting the small sites threshold and extending the current Permission in Principle to major development. The main consultation document can be found [here](#).

- **Planning for the future - the planning white paper**

*NALC deadline for responses 15 October*

Summary

The Ministry of Housing, Communities and Local Government has issued a new consultation on planning for the future. This consultation seeks any views on each part of a package of proposals for reform of the planning system in England to streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed. The main consultation document can be found [here](#).

- **Transparency and competition: a call for evidence on data on land control**

*NALC deadline for responses 16 October*

Summary

The Ministry of Housing, Communities and Local Government has issued a call for evidence on data and land control. This call for evidence seeks views on proposals to require additional data from the beneficiaries of certain types of interests in land—rights of pre-emption, options and estate contracts. It also seeks views on the design of the policy and additional evidence on the impacts of the policy. The main document can be found [here](#).

NALC briefings for each consultation are provided at **Appendices A-C**

**Committee is requested to consider the consultations and decide any actions necessary to formulate a response in accordance with the NALC deadlines.**